



November 16, 2016

**VIA EMAIL**

Mr. Tim Sheckler  
Director, Real Property Utilization and Disposal  
United States General Services Administration  
301 7th Street, SW, Suite 7600  
Washington, D.C. 20024

Re: 49 L Street, SE, Washington, D.C.

Dear Tim:

Further to the letter dated April 25, 2013 sent by counsel on our behalf to members of Congress, I am pleased to submit an offer by Ruben Capital Acquisitions, LLC to purchase the above-captioned property on the following revised terms and conditions:

<b>Property:</b>	The fee simple interest in 49 L Street, SE, Washington, D.C., located on Square 699, Lot 825 and comprised of 29,563 square feet of land.
<b>Purchase Price:</b>	\$16,000,000, which shall be payable in cash as follows: (i) \$1,600,000, non-refundable deposit upon the execution and delivery of a mutually acceptable purchase and sale agreement; and (ii) the balance upon the closing of the transaction.
<b>Due Diligence Period:</b>	None.
<b>Closing:</b>	Sixty (60) days following the execution and delivery of the purchase and sale agreement.
<b>Brokerage:</b>	Purchaser has not employed any broker in connection with the prospective transaction. Seller shall pay a commission to any broker(s) employed by seller.

Please feel free to call me at (212) 293-9404, or email at (b) (6), to discuss this offer.

Sincerely,

(b) (6)

c: Tim Sheckler, via courier

(b) (6)

600 Madison Avenue  
New York, NY  
10022-1615

(b) (6)